

## Article 10.

### REGULATION FOR ZONE BOUNDARIES

#### **SECTION 10.1 A-1 (AGRICULTURAL-ONE) ZONE:**

PURPOSE: The purpose of this district is to establish and preserve areas for agricultural, horticultural, and low density residential uses without permitting an intensity of development which would require the provision of urban facilities and services or which would have a materially adverse impact upon the vitality, uses, assets or character of any adjacent zone.

##### A. PERMITTED USES:

1. Farms of tobacco, fiber, cash grain, fruits, tree nuts, vegetables or other field crops;
2. Farms of no predominate crops, including range and grassland pastures, horticultural specialties, apiary farms and other agriculture related crops;
3. Farms and ranches of dairy production, livestock including cattle, hogs, sheep, goats, horses or similar poultry or other fowls;
4. Animal husbandry services including veterinarian, animal hospital, poultry hatching and other services;
5. Fish hatcheries, and other fish culture activities and services;
6. Wildlife preserve sanctuaries and habitats and hunting preserve;
7. Forestry activities including timber production, tree products production, commercial forestry activities and related services;
8. Horticultural, floriculture, viticulture, and other agricultural related uses and services;
9. Agriculture related activities including grist milling services, corn shelling, hay baling, threshing, contract sorting, grading and packaging services.
10. Retail trade for the sale of hay, grain, feed and other farm and garden supplies and agriculture related equipment, excluding vehicles.
11. Hunting

##### B. ACCESSORY USES:

Accessory uses, buildings and structures customarily incidental and subordinate to any of the Permitted uses.

1. One (1) dwelling unit for the family of the farm owner/operator including:
  - a. Single family dwelling (detached) (Septic, building and site permits must be obtained); or,
  - b. One Manufactured Home provided that the dwelling is occupied as a permanent residence (Septic, building and site permits must be obtained);
2. Private parking and garage;
3. Structures such as fences and walls (As regulated by Article 13);
4. Buildings such as storage sheds, greenhouses, gazebos;
5. Storage of recreational vehicle or unit;
6. Private recreational court, complex or similar recreational activity;
7. Private stables or other keeping and use of pets and animals;
8. Signs, as regulated by Article 14.

- C. **CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the Board of Adjustment, as set forth in Sections 9.15 and 18.7 of this ordinance:
1. Bed and Breakfast Inns.
  2. Cemeteries.
  3. Churches and other buildings for the purpose of religious worship, including a manufactured home, single or double wide, to be used expressly for a parsonage, providing they are located adjacent to an arterial street.
  4. Day care centers (Child or Adult)
  5. Governmental offices.
  6. Nursery schools.
  7. Police and fire stations provided they are located adjacent to an arterial street.
  8. Public and parochial schools.
  9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
  10. Recreational uses, other than those publicly owned and/or operated, as follows:
    - a. Golf courses.
    - b. Country clubs.
    - c. Swimming pools.
    - d. Tennis courts/clubs.
    - e. Fishing lakes.
    - f. Gun clubs and ranges.
    - g. Public recreational court, complex or similar recreational activity; including but not limited to commercial riding arenas.
  11. Contractors' offices and storage of machinery and equipment only provided all such storage is within an enclosed fence or wall, meeting the requirements of Section 13, or properly screened according to the requirements of Section 9.18.
  12. Funeral homes, providing they are located adjacent to an arterial street.
  13. Meat processing plants, including slaughterhouses.
  14. Kennels. Each kennel must be licensed by the county and may be limited to the number of animals kept by the Board of Adjustments. A site plan must be submitted for construction of any building or outdoor animal runs. Screening, where required, must be provided as described in Section 9.18. Minimum acreage for a kennel is five (5) acres.
  15. Recycling Center. All activity must be conducted within a completely enclosed structure. A site plan must be submitted.
  16. Repair and sales of agricultural equipment and supplies, and small engine repair, not to allow for repair or recycling of automobiles.
  17. Environmental Recreation: An activity stemming from interaction with the natural environment, recreation, education or tourism based, that may include:
    - a. Walking or hiking trails
    - b. Bike paths
    - c. Primitive camping grounds
    - d. Paintball fields
  18. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance and provided a zoning permit is obtained from the office of the Planning Commission.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES:

1. Minimum Lot Area - Five (5) acres.
2. Minimum Lot Width at Building Setback Line - Two hundred fifty (250) feet.
3. Minimum Front Yard Depth and Building Setback Line - Fifty (50) feet.
4. Minimum Side Yard Width, on Each Side of Lot - Twenty (20) feet.
5. Minimum One Hundred Foot (100') frontage on publicly maintained road.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12.
2. No lighting shall be permitted with would glare from this zone onto any street, or into any residential zone.
3. Unlimited outsells of five (5) acres each are permitted as long as the Parent Tract retains at least five (5) acres that meet the minimum requirements of this zone and the division of land does not involve widening of the road or the extension of the road and provided that the tract and all tracts abut at least one hundred (100) feet of publicly maintained right-of-way.
4. Land used solely for agricultural purposes shall have no regulations imposed as to building permits for agricultural buildings except a front yard depth of fifty (50) feet or greater and side yards of twenty (20) feet but shall require building permits for any building intended for use as a residence.
5. Tracts consisting of residential development or residential buildings shall meet all other application requirements of this ordinance.

F. EXCEPTIONS AND MODIFICATIONS:

1. An off the road lot must abut a dedicated publicly maintained right-of-way a minimum of at least one hundred (100) feet except for those that pre-existed prior to the adoption or amendment of this ordinance. All lots that exist prior to the adoption of this ordinance that do not abut at least one hundred (100) feet onto a publicly maintained right-of-way, must meet the following:
  - a. Each tract shall be limited to one (1) residential dwelling unit.
  - b. Each new tract created after the adoption of this ordinance must contain a minimum of five (5) acres.
  - c. Each parent tract shall be limited to three (3) out conveyances provided that each conveyance must have an easement for ingress and egress or use a common easement on record in the Grant County Clerk's office at the date of the adoption of this ordinance.
2. Each parent tract shall be allowed an accessory farm tenant residences, for use by farm tenants who are actively engaged in the agricultural operations of the property owner, at a density rate of one dwelling unit for the first ten (10) acres and one additional dwelling unit for each additional thirty (30) acres of farmland.

## **SECTION 10.2 R-R (RURAL RESIDENTIAL) ZONE:**

**PURPOSE:** The purpose of this district is to provide regulations for existing low density, rural residential areas that contain three (3) or more acres. This district shall be located on lands adjacent to established areas where adequate infrastructure facilities and services are available or proposed.

**A. PERMITTED USES:** The following uses are permitted:

1. One single-family dwelling per lot
  - a.) Single family dwelling (detached) (Septic, building and site permits must be obtained); or,
  - b.) One Manufactured Home provided that the dwelling is occupied as a permanent residence (Septic, building and site permits must be obtained);

**B. ACCESSORY USES:** Accessory uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses.

1. Private parking and garage;
2. Structures such as fences and walls (As regulated by Article 13);
3. Buildings such as storage sheds, private greenhouses and gazebos;
4. Storage of recreational vehicle or unit;
5. Private swimming pools, sauna, or bathhouse as regulated by Section 9.19 of this ordinance.
6. Signs, as regulated by Article 14.

**C. CONDITIONAL USES:** The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustments.

1. Day care center; (Child or Adult)
2. Funeral homes provided that they are located adjacent to an arterial street;
3. Government offices;
4. Nursery schools;
5. Police and fire stations, provided that they are located on an arterial street;
6. Publicly owned and or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
7. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance and provided a zoning permit is obtained from the office of the Planning Commission.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES:  
MINIMUM OF RURAL RESIDENTIAL DISTRICT:**

The minimum size and extent of a Rural Residential One District shall not be less than three (3) acres.

1. Minimum Lot Area – One and one-half (1 ½ or 1.5) acre.
2. Minimum Lot Width at the Building Setback Line - One hundred eighty-five (185) feet.
3. Minimum Front Yard Depth and Building Setback Line – Fifty (50) feet
4. Minimum Rear Yard Depth – Twenty-Five (25) feet
5. Minimum Side Yard Width On Each Side Of The Lot - Twenty (20) Feet
6. Maximum Building Height – Thirty-five (35) feet

#### OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and unloading shall be provided in accordance with Articles 11 and 12.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
3. All lots must abut onto a public right-of-way (minimum frontage 40').
4. Up to two (2) outsells (minor subdivision) of one and one-half (1 ½) acres each are permitted as long as the parent tract retains at least one and one-half (1 ½) acre and does not involve widening extension, or public utility improvements.
5. A zoning and building permit must be obtained for all structures.
6. No outside storage of any kind is permitted.

### **SECTION 10.3 R-1-A (RESIDENTIAL-ONE-A) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of single-family residential units. The lots in this district must have an adequate public or private water supply and must provide a health department approved waste disposal system.

**A. PERMITTED USES:**

1. Single-family residential dwelling (detached).
2. Qualified Manufactured Homes, as defined within this Ordinance and subject to the Compatibility Standards set forth in Article 9, Section 9.30 of the Ordinance.

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article 13.
3. Signs, as regulated by Article 14 of this ordinance.

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15 and 18.7 of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
2. Governmental offices.
3. Fire and police stations, providing they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street.
6. Day Care Centers or Nursery schools.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
9. Recreational users other than those publicly owned and/or operated, as follows:
  - a. Golf courses.
  - b. Country clubs.
  - c. Swimming pools.
10. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area – One (1) Acre; forty-three thousand five hundred sixty square feet (43,560 sq. ft.).
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front Yard Depth and Building Setback Line - Forty (40) feet.
4. Minimum Side Yard Width - Minimum side twenty (20) feet, each side;
5. Minimum Rear Yard Depth - Twenty-five (25) feet.
6. Maximum Building Height - Thirty-five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

1. Minimum Lot Area - One (1) Acre; forty-three thousand five hundred sixty square feet (43,560 sq. ft.).
2. Minimum Lot Width at Building Setback Line – Two Hundred (200) feet.
3. Minimum Front, Side (on each side of lot) and Rear Yards - Fifty (50) feet.
4. Minimum Rear Yard Depth - Twenty-five (25) feet.
2. Maximum Building Height - Thirty-five (35) feet.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12.
2. No outdoor storage of any material shall be permitted in this zone
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. All lots must abut onto a public right-of-way, (40 feet minimum).
5. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide buffer yard, as regulated by Section 9.18 of this ordinance, shall be required.

## **SECTION 10.4 R-1-B (RESIDENTIAL-ONE-B) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**A. PERMITTED USES:**

1. Single-family residential dwelling (detached).
2. Qualified Manufactured Homes, as defined within this Ordinance and subject to the Compatibility Standards set forth in Article 9, Section 9.30 of the Ordinance.

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article 13.
3. Signs, as regulated by Article 14 of this ordinance.

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15 and 18.7 of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
2. Governmental offices.
3. Fire and police stations, providing they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street.
6. Day Care Centers or Nursery schools.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
9. Recreational users other than those publicly owned and/or operated, as follows:
  - a. Golf courses.
  - b. Country clubs.
  - c. Swimming pools.
10. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area – Twenty-one thousand seven hundred eighty square feet (21,780 sq. ft.)
2. Minimum Lot Width at Building Setback Line - One hundred (125) feet.
3. Minimum Front Yard Depth and Building Setback Line - Forty (40) feet.
4. Minimum Side Yard Width - Twenty (20) feet, each side;
5. Minimum Rear Yard Depth - Fifteen (15) feet.
6. Maximum Building Height - Thirty-five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

1. Minimum Lot Area - One (1) acre.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot) and Rear Yards - Forty (40) feet.
4. Maximum Building Height - Thirty-five (35) feet.
5. Minimum frontage 40 feet on a public road.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12.
2. No outdoor storage of any material shall be permitted in this zone
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. All lots must abut onto a public right-of-way, (40 feet minimum).
5. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide buffer yard, as regulated by Section 9.18 of this ordinance, shall be required.

## **SECTION 10.5 R-1-C (RESIDENTIAL-ONE-C) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**A. PERMITTED USES:**

1. Single-family residential dwelling (detached).
2. Qualified manufactured Homes, as defined within this Ordinance and subject to the Compatibility Standards set forth in Article 9, Section 9.30 of the Ordinance.

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article 13.
3. Signs, as regulated by Article 14 of this ordinance.

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15 and 18.7 of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
2. Governmental offices.
3. Fire and police stations, providing they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street.
6. Day Care Centers or Nursery schools.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
9. Recreational users other than those publicly owned and/or operated, as follows:
  - a. Golf courses.
  - b. Country clubs.
  - c. Swimming pools.
10. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area – Fifteen thousand square feet (15,000 sq. ft.)
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth and Building Setback Line - Forty (40) feet.
4. Minimum Side Yard Width - Ten (10) feet, each side;
5. Minimum Rear Yard Depth - Ten (10) feet.
6. Maximum Building Height - Thirty-five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

1. Minimum Lot Area – Twenty One thousand, seven hundred eighty (21,780 sq. ft.) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot) and Rear Yards - Forty (40) feet.
4. Maximum Building Height - Thirty-five (35) feet.
5. Minimum frontage 40 feet on a public road.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12.
2. No outdoor storage of any material shall be permitted in this zone
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. All lots must abut onto a public right-of-way, (40 feet minimum).
5. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide buffer yard, as regulated by Section 9.18 of this ordinance, shall be required.

## **SECTION 10.6 R-1-D (RESIDENTIAL-ONE-D) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**A. PERMITTED USES:**

1. Single-family residential dwelling (detached).
2. Qualified manufactured Homes, as defined within this Ordinance and subject to the Compatibility Standards set forth in Article 9, Section 9.30 of the Ordinance.

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article 13.
1. Signs, as regulated by Article 14 of this ordinance.

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15 and 18.7 of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
2. Governmental offices.
3. Fire and police stations, providing they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street.
6. Day Care Centers or Nursery schools.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
9. Recreational users other than those publicly owned and/or operated, as follows:
  - a. Golf courses.
  - b. Country clubs.
  - c. Swimming pools.
10. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area – Twelve thousand square feet (12,000 sq. ft)
2. Minimum Lot Width at Building Setback Line – Eighty-five (85) feet.
3. Minimum Front Yard Depth and Building Setback Line – Thirty-five (35) feet.
4. Minimum Side Yard Width - Ten (10) feet, each side;
5. Minimum Rear Yard Depth - Ten (10) feet.
6. Maximum Building Height - Thirty-five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

1. Minimum Lot Area – Twenty One thousand, seven hundred eighty (21,780 sq. ft.) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot) and Rear Yards - Forty (40) feet.
4. Maximum Building Height - Thirty-five (35) feet.
5. Minimum frontage 40 feet on a public road.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12.
2. No outdoor storage of any material shall be permitted in this zone
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. All lots must abut onto a public right-of-way, (40 feet minimum).
5. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide buffer yard, as regulated by Section 9.18 of this ordinance, shall be required.

## **SECTION 10.7 R-1-E (RESIDENTIAL-ONE-E) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of single-family residential units (detached). The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**A. PERMITTED USES:**

1. Single-family residential dwelling (detached).
2. Qualified manufactured Homes, as defined within this Ordinance and subject to the Compatibility Standards set forth in Article 9, Section 9.30 of the Ordinance.

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article 13.
3. Signs, as regulated by Article 14 of this ordinance.

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15 and 18.7 of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
2. Governmental offices.
3. Fire and police stations, providing they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street.
6. Day Care Centers or Nursery schools.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
9. Recreational users other than those publicly owned and/or operated, as follows:
  - a. Golf courses.
  - b. Country clubs.
  - c. Swimming pools.
10. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area – Nine Thousand square feet (9,000 sq. ft)
2. Minimum Lot Width at Building Setback Line – Seventy-five (75) feet.
3. Minimum Front Yard Depth and Building Setback Line – Thirty-five (35) feet.
4. Minimum Side Yard Width – Seven and a Half (7.5) feet, each side;
5. Minimum Rear Yard Depth – Seven and a Half (7.5) feet.
6. Maximum Building Height – Thirty-five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

1. Minimum Lot Area – Twenty One thousand, seven hundred eighty (21,780 sq. ft.) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot) and Rear Yards - Forty (40) feet.
4. Maximum Building Height - Thirty-five (35) feet.
5. Minimum frontage 40 feet on a public road.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12.
2. No outdoor storage of any material shall be permitted in this zone
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. All lots must abut onto a public right-of-way, (40 feet minimum).
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide buffer yard, as regulated by Section 9.18 of this ordinance, shall be required.

## **SECTION 10.8 R-2 (RESIDENTIAL-TWO) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of two-family residential dwelling units and establishment of multi-family residential dwelling units up to four (4) units. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES:**

- a) Two-family dwellings
- b) Multi-family dwellings - maximum four (4) dwelling units per lot.
- c) Condominiums
- d) Landominiums

### **B. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustments as set forth in Sections 9.14 and 18.7 of this ordinance.

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
3. Governmental offices
4. Fire and police stations, providing they are located adjacent to an arterial street.
5. Institutions for higher education providing they are located adjacent to an arterial street.
6. Institution for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
7. Nursery schools and children day care within the residence limited to not more than 10 children
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf course, community recreational centers, including public swimming pools and libraries.
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a) Golf courses
  - b) Country clubs
  - c) Swimming pools
11. Funeral homes, provided they are located adjacent to an arterial street
12. Veterinarian offices, no outside runs or storage of animals
13. Offices, in which goods, wares or merchandise are not created or stored, provided they are located adjacent to an arterial street.

### **C. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Two-family dwellings on a lot of not less than 18,000 square feet, plus 4,000 square feet for each additional unit up to four (4) dwelling units.
2. Minimum Lot width at Building Setback Line – One hundred (100) feet
3. Minimum Front yard Depth – Forty (40) feet
4. Minimum side Yard Width - There shall be a minimum side yard on each side of any building or structure of ten (10) feet measured from the side lot line to the nearest building or structure.

- a.) All Landominiums shall meet the minimum of a ten (10) foot side setback on one side only. Landominiums may have one side setback as a zero lot line.
- 5. Minimum Rear Yard Depth - Ten (10) feet
- 6. Maximum Building Height - Thirty-five (35) feet

D. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

- 1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) feet
- 2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet
- 3. Minimum Front, Side (on each side of lot) and Rear Yards – Twenty-five (25) feet
- 4. Maximum Building Height - Thirty-five (35) feet

E. OTHER DEVELOPMENT CONTROLS:

- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Article 11 and 12.
- 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
- 3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
- 4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening are, as regulated by Section 9.18 of this ordinance, shall be required.
- 5. All new subdivisions must have centralized sewers, unless proven to the satisfaction of the Grant County Planning Commission that to do such would be fiscally impractical. Subdivisions in existence prior to the adoption of this zoning ordinance are not required to have centralized sewers except as provided for in this Ordinance.
- 6. Inside the City of Crittenden, Two Family and Multi-family dwelling units shall be considered Conditional Uses and shall meet the requirements of subsection D. of this Article and subject to the approval of the Board of Adjustments as set forth in Sections 9.14 and 18.7 of this ordinance.

## **SECTION 10.9 R-3 (RESIDENTIAL THREE) ZONE:**

**PURPOSE:** The purpose of the Residential-Three Zone is to provide high-density residential development within a desirable environment for individuals and families who do not prefer conventional single-family dwellings. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**A. USES PERMITTED:**

1. Multi-family dwellings up to eight (8) dwelling units per lot.
2. Condominiums
3. Landominiums

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Article 13 of this ordinance.
3. Signs as regulated by Article 14 of this ordinance.

**C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.15 of this ordinance.

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
3. Fire and police stations providing they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged providing they are located adjacent to an arterial street.
6. Nursery school.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools, and libraries.
9. Recreational uses other than those publicly owned and/or operated as follows:
  - a. Golf courses.
  - b. Country clubs.
  - c. Semi-public swimming pools.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:** No buildings shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet for the first four (4) dwelling units or less in one building; four thousand (4,000) square feet shall be provided for every dwelling unit thereafter in the same building. In the case of this zone more than one principal building as defined herein may be permitted on one lot.
2. Minimum Lot Width at Minimum Building Setback Line - One hundred (100) feet.
3. Minimum Front Yard Depth and Building Setback Line - Forty (40) feet.
4. Minimum Side Yard Width on Each Side of Lot - Fifteen (15) feet.

- a.) All Condominiums shall meet the minimum of a fifteen (15) foot side setback on one side only. Condominiums may have one side setback as a zero lot line.
- 5. Minimum Rear Yard Depth - Thirty (30) feet.
- 6. Maximum Building Height - Thirty-five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter except in accordance with the following regulations:

- 1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet.
- 2. Minimum Lot Width at Minimum Building Setback Line - One hundred fifty (150) feet.
- 3. Minimum Front, Side (on each side of lot) and Rear Yards – Twenty-five (25) feet.
- 4. Maximum Building Height - Thirty-five (35) feet.

F. OTHER DEVELOPMENT CONTROLS:

- 1. Off-street parking and loading or unloading shall be provided in accordance with Articles 11 and 12 of this ordinance.
- 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone.
- 3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any adjacent property.
- 4. Where any yard of any use permitted in this zone abuts property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.18 of this ordinance shall be required.
- 5. A site plan, as regulated by Section 9.20 of this ordinance, shall be required for any use permitted in this zone.
- 6. Inside the City of Crittenden, Multi-family dwelling units shall be considered Conditional Uses and shall meet the requirements of subsection E. of this Article and subject to the approval of the Board of Adjustments as set forth in Sections 9.14 and 18.7 of this ordinance.

## **SECTION 10.10 R-4 (RESIDENTIAL – FOUR) RESORT RESIDENTIAL ZONE:**

**PURPOSE:** The purpose of this district is to provide for the establishment of medium density single-family and two-family residential dwellings along with uses relative to a resort area, such as boat docks, recreation and minor retail shops. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES**

1. Any use permitted in R-1-A Residential Zone
2. Uses relative to a resort area, such as boat docks, recreation and minor retail shops

### **B. ACCESSORY USES:**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article 13.
3. Signs, as regulated by Article 14 of this ordinance.
4. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance.

### **C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15 and 18.7 of this ordinance.

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Governmental offices;
4. Fire and police stations, providing they are located adjacent to an arterial street
5. Institutions for higher education providing they are located adjacent to an arterial street
6. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
7. Nursery schools and children day care
8. Public and parochial schools
9. Publicly owned and/or operated parks, play grounds, golf courses, community recreational centers, including public swimming pools and libraries.
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a) Golf courses
  - b) Country clubs
  - c) Swimming pools
11. Funeral homes; provided they are located adjacent to an arterial street.
12. The regulations for this zone are formulated with the intent to suit the peculiar topography of most of the land and building sited immediately surrounding or contiguous to the large lakes in the Grant County and including lakes to be built. These lakes must have protection from contamination and pollution, so it shall be the obligations of the landowners and the commission to review each application for construction with the problem in mind. Minimum

dimensions may be raised if necessary to achieve the goal of non-pollution of the lake in case of any one or all applications.

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area - Single family dwellings shall be located on a lot of not less than fifteen thousand (15,000 sq. ft.) square feet; uses related to resort areas, minor retail, etc. eighteen thousand (18,000) square feet.
2. Minimum Lot Width at Building Setback Line-The minimum lot width for single-family dwellings shall be one hundred (100) feet at the building setback line; and for resort areas and minor retail the minimum width at the setback line shall be one hundred twenty-five (125) feet.
3. Minimum Front Yard Depth- Forty (40) feet
4. Minimum Side Yard Width - there shall be a minimum side yard on each side any building or structure of ten (10) feet measured from the side lot line to the nearest building or structure;
5. Minimum Rear Yard Depth - Ten (10) feet,
6. Maximum Building Height-Thirty five (35) feet
7. No sewer or other apparatus can be built within sixty-five feet (65') of the high water mark on any lake

**E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:**

1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet
3. Minimum Front, Side (on each side of lot), Rear yards and Building Setback Line – Twenty-five (25) feet
4. Maximum Building Height - Thirty-five (35) feet

**F. OTHER DEVELOPMENT CONTROLS**

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.18 of this ordinance, shall be required.
5. All new subdivisions must have centralized sewage collection from a governmentally controlled sewage treatment facility.

## **SECTION 10.11 RMHP (RESIDENTIAL MANUFACTURED HOME PARK) ZONE:**

**PURPOSE:** The purpose of the Residential Manufactured Home Park is to provide an alternate type of dwelling within a well-planned and desirable environment for individuals and families who do not prefer conventional, construed dwellings and may not desire private property ownership. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. USES PERMITTED:**

1. Manufactured Homes

### **B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Structures and uses related to and for the exclusive use of residents of the manufactured home park as follows, but excluding any commercial operations:
  - a. Recreational facilities and areas.
  - b. Rental or sales offices for lots in the manufactured home park.
  - c. Community center.
  - d. Laundry facilities.
  - e. Storage facilities
  - f. Modular or manufactured home or trailer sales, rental and service (new and used) provided such activity is conducted on the same site with an existing manufactured home park sales office
3. Fences and walls, as regulated by Article 13 of this ordinance.
4. Signs, as regulated by Article 14 of this ordinance.

### **C. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Site for a Manufactured Home Park - Ten (10) acres. The park shall be platted with lots and streets in accordance with the provisions of this section and Grant County Subdivision Regulations, approved by the planning commission. The park may be phased to achieve completion of the ten-acre minimum area through review of the phasing process by the planning commission.
2. Minimum Lot Area - Six Thousand (6,000) square feet provided, however, that the density of the total RMHP development area not exceed the densities indicated on the adopted Land Use Plan for the area in question. In the case of this zone, only one principal building (manufactured home) as defined herein may be permitted on one lot.
3. Minimum Lot Width at Building Setback Line - Fifty (50) feet.
4. Minimum Front Yard Depth and Building Setback Line - Twenty (20) feet.
5. Minimum Side Yard Width on Each Side of the Lot - Ten (10) feet.
6. Minimum Rear Yard Depth - Ten (10) feet.
7. Maximum Building Height - Thirty-five (35) feet.

D. OTHER DEVELOPMENT CONTROLS:

1. Minimum Setback of all Buildings and Structures within Manufactured Home Parks at all Park Boundary Lines - Fifty (50) feet.
2. Patio - A patio slab of at least one hundred (100) square feet shall be provided on each Manufactured home lot and conveniently located at the entrance of each manufactured home. The patio may extend five (5) feet into the side yard.
3. Streets - All streets within the manufactured home park shall be within deeded and accepted public rights-of-way and constructed according to the appropriate subdivision regulations.
  - a. Streets shall be provided and placed on the site where necessary to furnish principal traffic ways for convenient access to each Manufactured home and other important facilities in the area.
  - b. Ingress and egress to the individual lots shall be only over an interior road developed as part of the manufactured home park.
4. Recreation Area - There shall be required that not less than ten (10) percent of the gross area of the Manufactured home park to be set aside, designed, constructed, and equipped as a recreational area. A minimum of one (1) acre per recreation site shall be provided.
5. Off-street parking and loading and/or unloading shall be provided in accordance with Article 11 and 12 of this ordinance.
6. Personal goods and articles, other than cars, fuel tanks, boats, lawn furniture and similar items, too large to reasonably enclose, shall be stored on the Manufactured home lot only in a completely enclosed structure.
7. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any residential zone.
8. Where any yard of any use permitted in this zone abuts any other residential zone, a ten (10) foot wide screening area, as regulated by Section 9.18 of this ordinance shall be required.
9. A site plan, as regulated by Section 9.20 of this ordinance shall be required for any use in this zone.
10. The wheels shall be removed from each manufactured home occupying a lot in the park.
11. Manufactured home installations shall comply with all requirements of this ordinance as set forth by the state and federal standards established for manufactured homes.

## **SECTION 10.12 PUD (PLANNED UNIT DEVELOPMENT) ZONE:**

**PURPOSE:** The purpose of this district is to provide large scale, unified land development which permits a mixture of land uses, clustering of residential units of varying types, and common recreation/open spaces, as well as a mixture of commercial/retail development that would be consistent with surrounding land uses and through the use of flexible regulations creative design to preserve the natural features of the site would be encouraged. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

- A. **PERMITTED USES AND AREA & HEIGHT REQUIREMENTS:** The following uses are permitted:
- a. Single-family dwellings (Detached); Area requirements shall be the same as the R-1-E Zoning District;
  - b. Multi-family dwellings, provided that no more than twenty-five percent (25 %) of the total PUD shall be utilized for this type of housing and that the area requirements shall be the same as the R-3 Zoning District
  - c. Public and privately owned and operated parks and playgrounds
  - d. Commercial development, provided that the development:
    1. Shall be limited to used and area requirements of the Neighborhood Commercial (NC) Zoning District
    2. Shall be limited to no more than fifteen percent (15%) of the total area in the PUD
    3. Shall file a Site Plan, as required by Section 9.20 of this Ordinance, for each commercial development area within the PUD
- B. **ACCESSORY USES:** Accessory uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses.
1. Private parking and garage;
  2. Structures such as fences and walls (As regulated by Article 13);
  3. Buildings such as storage sheds, private greenhouses and gazebos;
  4. Storage of recreational vehicle or unit;
  5. Private swimming pools, sauna, or bathhouse as regulated by Section 9.19 of this ordinance.
  6. Signs, as regulated by Article 14.
  7. Home occupations, subject to the restrictions and limitations established in Section 9.12 of this ordinance.
- C. **CONDITIONAL USES:** The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustments.
1. Churches and other buildings of worship, providing they are located on an arterial street;
  2. Day care center;
  3. Funeral homes provided that they are located adjacent to an arterial street;
  4. Government offices;
  5. Nursery schools;
  6. Police and fire stations, provided that they are located on an arterial street;

D. REQUIRED COMMON OPEN SPACE:

There shall be reserved, within the tract to be developed on a planned unit basis, a minimum land area ranging from ten (10%) percent to twenty (20%) percent of the entire tract depending upon the location and character of the land to be set aside as open space. This common open space shall not consist of isolated or fragmented pieces of land, which would serve no useful purpose. Included in this common open space may be such uses as: pedestrian walkways, park land, open areas, drainage ways, swimming pools, club houses, tennis courts, and other land of essentially open character, exclusive of off-street parking areas. Ownership of this common open space either shall be transferred to a legally established Homeowner's Association or be dedicated to the appropriate legislative body for use as a public park. The proper legal document necessary for such transfer or dedication shall be prepared by the owner/developer(s) of the tract of land, and approved by the appropriate legislative body.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and unloading shall be provided in accordance with Articles 11 and 12.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any other zone.
3. All lots must abut onto a public right-of-way (minimum frontage 40').
4. A zoning and building permit must be obtained for each structure.
5. No outside storage of any kind is permitted.
6. A site plan, as required by Section 9.20 of this Ordinance, shall be submitted for preliminary and final approval by the Grant County Planning Commission.

## **SECTION 10.13 CBD (CENTRAL BUSINESS DISTRICT) ZONE:**

**PURPOSE:** The purpose of this district is to provide a variety of commercial, business, institutional, cultural and other related uses in a concentrated area. This will encourage the public to participate in many types of activities within the CBD. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES:**

1. Antique Store/shop
2. Apparel shop
3. Art supplies
4. Bakery and bakery goods store, provided the products are sold exclusively on the premises
5. Banks and other financial institutions, including savings, loan and finance companies with drive-in windows.
6. Barber and beauty shops
7. Book, stationary or gift shop including printing
8. Camera and photographic supplies
9. Candy store, soda fountain, ice cream store, excluding drive-ins
10. Delicatessen
11. Drug store
12. Eating and drinking places, excluding drive-ins
13. Florist shop
14. Furniture store
15. Glass, china, or pottery store
16. Hobby shop
17. Household and electrical appliance store, including incidental repair
18. Interior decorating studio
19. Jewelry store, including repair
20. Leather goods and luggage store
21. Library
22. Locksmith shop
23. Music, musical instruments and records, including incidental repair
24. Offices; including publishing and distribution of newspapers
25. Opticians and optical goods
26. Paint and wallpaper store
27. Parking lots
28. Police and fire stations
29. Post office
30. Radio and television store (including repair)
31. Recreation and entertainment facilities
32. Shoe store and shoe repair
33. Sporting goods
34. Studios for professional work or teaching of any form of fine arts
35. Tailor shop

B. ACCESSORY USES:

1. Customary accessory uses
2. Fences and walls, as regulated by Article 13 of this ordinance
3. Signs, as regulated by Article 14 of this ordinance

C. CONDITIONAL USES: The following uses or any customary accessory buildings or uses subject to the approval by the Board of Adjustment as set forth in Section 9.15 and 18.7 of this ordinance.

1. Dwelling(s) over business establishment provided there are separate means ingress and egress to the dwelling unit.

E. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations.

1. Minimum Lot Area - none
2. Minimum Lot Width at Building Setback Line - none
3. Minimum Front Yard Depth - none
4. Minimum Side Yard Width - none
5. Minimum Rear Yard Depth - none
6. Maximum Building Height - Thirty-five (35) feet
7. In the case of this zone, more than one principal building, as herein defined, may be constructed on one lot.

F. OTHER DEVELOPMENT CONTROLS:

1. No off-street parking facilities are required for commercial establishments within the (CBD) Central Business District Zone. All other uses and structures including public and semi-public uses and structures shall comply with the parking requirements established in Article 11 and 12 of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.

## **SECTION 10.14 H-C (HIGHWAY-COMMERCIAL) ZONE:**

**PURPOSE:** The purpose of this district is to provide locations for businesses oriented primarily toward serving the motoring public and for those businesses which due to their nature are best suited to locations along major streets or highways. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES:**

1. Automobile, motorcycle, and truck sales, new or used.
2. Automotive service and repairs, providing that all business activities shall be conducted within a completely enclosed building.
3. Banks and other financial institutions including savings, loan, and finance companies, with or without drive-in windows.
4. Bowling alleys.
5. Convenience Stores, which shall include the sale of gasoline and other applicable automotive needs.
6. Eating and drinking places, including drive-ins.
7. Food Stores and Supermarkets
8. Hotels and motels.
9. Large scale retail outlets, but shall not include warehousing
10. Off-street parking lots and garages.
11. Police and fire stations.
12. Recreational and entertainment facilities, which shall include but not limit itself to: Skating rinks, golf driving ranges, miniature and par-3 golf courses.
13. Theaters
14. Toy Stores and/or Toy Supercenters
15. Variety Stores

### **B. ACCESSORY USES:**

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article 13 of this ordinance.
3. Signs, as regulated by Article 14 of this ordinance.
4. Swimming pools, indoor and outdoor, in connection with motel or hotels.
5. Uses as listed below, included within and entered from within, any motel or hotel building, as a convenience to the occupants thereof, and their customers providing that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building.
  - a. Barber shops.
  - b. Beauty shops.
  - c. News and confectionery stands.
  - d. Restaurants.

### **C. CONDITIONAL USES:** The following uses subject to the approval by the Board of Adjustment, as set forth in Sections 9.15 and 18.7 of this ordinance:

1. Service stations (including auto repairing, providing all repair work except that of a minor nature—e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc.—is conducted wholly within a completely enclosed building and providing further that such service station is located on a major arterial).
2. Boat and other marine equipment sales and services (new and used)
3. Day Care Centers (Child or Adult)
4. Nursery Schools, Day Nursery Schools, private kindergarten
5. Sales of Manufactured Homes, rentals and service (new and used)

D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area - Ten thousand (10,000) square feet.
2. Minimum Lot Width at Building Setback Line – Seventy – five (75) feet.
3. Minimum Front Yard Depth – Thirty-Five (35) feet.
4. Minimum Side Yard Width on Each Side of Lot – Twenty (20) feet; each side,
5. Minimum Rear Yard Depth - Fifteen (15) feet.
6. Maximum Building Height - Fifty (50) feet.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12 of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard, which abuts, said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.18 of this ordinance. This area shall remain open and not permit off-street parking and loading and/or unloading.
5. A site plan, as regulated by Section 9.20 of this ordinance shall be required for any use in this zone.
6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.

## **SECTION 10.15 N-C (NEIGHBORHOOD-COMMERCIAL) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of areas for convenience businesses, which tend to meet the daily needs of the residents in an immediate neighborhood. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES:**

1. Bakery and bakery goods store, provided the products are sold exclusively on the premises.
2. Banks and other financial institutions, including savings, loan and finance companies with drive-in windows.
3. Barber and beauty shops.
4. Book, stationery or gift shop.
5. Camera and photographic supplies.
6. Delicatessen.
7. Drug store.
8. Eating and drinking places, excluding drive-ins.
9. Florist shop.
10. Hardware store.
11. Hobby shop.
12. Household and electrical appliance store, including incidental repair.
13. Library.
14. Locksmith shop.
15. Paint and wallpaper store.
16. Police and fire stations.
17. Post office.
18. Radio and television store (including repair).
19. Video Rental.
20. Recycling Collection Point.

### **B. ACCESSORY USES:**

1. Customary accessory uses.
2. Fences and walls, as regulated by Article 13 of this ordinance.
3. Signs, as regulated by Article 14 of this ordinance.

### **C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses subject to the approval by the Board of Adjustment, as set forth in Sections 9.15 and 18.7 of this ordinance:

1. Convenience Stores
2. Day Care Facilities (Child or Adult)
3. Offices, business and professional
4. Repair and Sales of Agricultural Equipment and small engines.
5. Studios for professional work or teaching of any form of fine arts, photography, music, drama or dance;
6. Self-Storage Units

D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area - Ten thousand (10,000) square feet.
2. Minimum Lot Width at Building Setback Line – Seventy – Five (75) feet.
3. Minimum Front Yard Depth and Building Setback Line – Thirty – Five (35) feet.
4. Minimum Side Yard Width – Twenty (20) feet
5. Minimum Rear Yard Depth - Fifteen (15) feet.
6. Maximum Building Height - Thirty-five (35) feet.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12 of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard, which abuts, said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.18 of this ordinance. This area shall remain open and not permit off- street parking and loading and/or unloading.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.
7. A site plan, as regulated by Section 9.20 of this ordinance, shall be required for any use permitted in this zone.

## **SECTION 10.16 NSC (NEIGHBORHOOD SHOPPING CENTER) ZONE:**

**PURPOSE:** To provide for a mixture of commercial uses in a central location to provide for the convenient shopping of the residents of the county. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES:**

1. Any use permitted in the NC zone contained within a Shopping Center.

### **B. ACCESSORY USES:**

1. Customary accessory uses.
2. Fences and walls, as regulated by Article 13 of this ordinance.
3. Signs, as regulated by Article 14 of this ordinance.

### **C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses subject to the approval by the Board of Adjustment, as set forth in Sections 9.15 and 18.7 of this ordinance:

1. Uses that are listed as Conditional uses in the NC zone.

### **D. AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Building Site Area - Five (5) acres and shall abut a deeded right-of-way. In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area.
2. Minimum Yard Requirements – Thirty – Five (35) feet for each front, side (on each side of the building) and rear yards.
3. Maximum Building Height – Thirty – five (35) feet.

### **E. OTHER DEVELOPMENT CONTROLS:**

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12 of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard, which abuts, said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.18 of this ordinance. This area shall remain open and not permit off- street parking and loading and/or unloading.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential or agricultural zone.

6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.
7. A site plan, as regulated by Section 9.20 of this ordinance, shall be required for any use permitted in this zone. Such site plan shall include the layout of the entire area of the proposed shopping center and shall take into consideration good shopping center design (i.e., internal and external good pedestrian and vehicle access) and functional relationship of uses within the shopping center.

## **SECTION 10.17 M-P (MEDICAL/OFFICE PROFESSIONAL) ZONE:**

**PURPOSE:** The purpose of this district is to provide for a mixture of medical and office medical type land uses that are essential to maintain the quality of life in a community. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES:**

1. Assisted Living Facilities
2. Convalescent, nursing and rest homes
3. Day care centers (child or adult)
4. Drug stores; Pharmacy
5. Health spas.
6. Hospitals
7. Mental health facilities
8. Offices and clinics of physicians, dentists and other health care practitioners
9. Opticians and optical goods.
10. Outpatient care facilities
11. Rehabilitative facilities
12. Residential care homes for developmentally disabled individuals; limited to two (2) residents
13. Residential care homes for mentally ill individuals; limited to three (3) residents
14. Residential care homes for up to five individuals other than those described above

### **B. ACCESSORY USES:**

1. Customary accessory uses.
2. Fences and walls, as regulated by Article 13 of this ordinance.
3. Signs, as regulated by Article 14 of this ordinance.
4. Off-street parking lots and/or garages, as Regulated by Article 11 of this Ordinance.

### **C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses subject to the approval by the Board of Adjustment, as set forth in Sections 9.15 and 18.7 of this ordinance:

1. Churches
2. Emergency shelter facilities
3. Fire stations
4. Government Offices
5. Historic adaptive reuse
6. Parking garages as principal use
7. Police stations

### **D. AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Tract Area - Five (5) acres shall be the minimum tract area considered for a M-P Zoning District.
2. Minimum Lot Size – Twenty-one thousand seven hundred eighty (21,780) square feet for each individual lot within the M-P Zoning District.
3. Minimum Front Yard Requirements – Thirty - Five (35) feet;
4. Minimum Side Yard Requirements – Twenty (20) feet;
5. Minimum Rear Yard Requirements – Twenty-five (25) feet;
6. Maximum Building Height – Thirty-five (35) feet.
7. In the case of this zone, more than one principal building, as herein defined, may be constructed on one lot.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12 of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard, which abuts said zone, shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.18 of this ordinance. This area shall remain open and not permit off- street parking and loading and/or unloading.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential or agricultural zone.
6. A site plan, as regulated by Section 9.20 of this ordinance, shall be required for any use permitted in this zone.

## **SECTION 10.18 I-1 (INDUSTRIAL/BUSINESS PARK – ONE) ZONE:**

**PURPOSE:** The purpose of this zone is to encourage the types of land uses typified by offices that offer services or industries that generate products in which the goods and services are distributed to consumers who are off-site. These sites are characterized by the traffic generated by these sites are almost entirely workers or shipping of goods and entail little interaction with the consumer. Sites generally tend to be office or industrial parks that make use of common amenities such as access for cars, rail lines for shipping and infrastructure items which should consist of items such as adequate water, public sewer, telephone and high speed internet access, which meet the standards specified in Article 15 of this ordinance. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**A. PERMITTED USES:** The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article 15 of this ordinance:

1. The minor manufacturing, compounding, processing, packaging, or assembling of the following uses:
  - a. Candy and confectionery products, food and beverage products, except the rendering or refining of fats and oils and excluding poultry and animal slaughtering and dressing.
  - b. Animated and/or illuminated billboards and other commercial advertising structures.
  - c. Electric appliances, television sets, phonographs, household appliances.
  - d. Electrical machinery, equipment and supplies.
  - e. Fountain and beverage dispensing equipment.
  - f. Instruments for professional, scientific, photographic and optical use.
  - g. Musical instruments, toys, novelties, jewelry, rubber or metal stamps.
  - h. Office equipment.
  - i. Pottery and figurines.
  - j. Products from the following previously prepared materials: paper, glass, cellophane, leather, feathers, fur, precious or semi-precious metals, hair, horn, shell, tin, steel, wood, plastics, rubber, bone, cork, felt, fibers, yarn, wool, tobacco.
  - k. Textile products, canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope and twine, excluding asbestos products.
  - l. Computers and computer related software and hardware production.
2. Corporate Business Parks, which may include, but not limit itself to, the following uses:
  - a. Corporate Offices involved in the manufacturing, compounding, packaging or assembly of the uses listed in (1).
3. Bottling and canning works.
4. Brewing or distilling of liquors.
5. Bus line shops and storage.
6. Carting, express, hauling or storage yards.
7. Contractors' offices and accessory storage yards, including storage of general construction equipment and vehicles.
8. Crating services.
9. Fire Stations.
10. Governmentally owned and/or operated city, county and state garages.

11. Industrial engineering consultant offices.
12. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for an industrial organization or concern, whether public or private.
13. Laundries and dry cleaning plants, involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles.
14. Machine shops.
15. Printing, engraving and related reproduction processes.
16. Public utilities' rights-of-way and pertinent structures.
17. Publishing and distribution of books, newspapers, and other printed material.
18. Schools for industrial or business training.

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops.
2. Fences and walls as regulated by Article 13 of this ordinance.
3. Signs, as regulated by Article 14 of this ordinance.
4. Uses, as listed below, including within and entered from within any use permitted in this zone as a convenience to the occupants thereof and their customers providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building.
  - a. Cafeterias
  - b. Coffee shops or refreshment stands
  - c. Soda or dairy bars.
  - d. Day Care Centers.
  - e. Gym.

**C. AREA AND HEIGHT REGULATIONS:**

1. Minimum Tract for Industrial Development - Five (5) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.
2. Minimum Lot Area Within Minimum Tract - One (1) acre.
3. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
4. Minimum Front Yard Depth - Fifty (50) feet.
5. Minimum Side Yard Width on Each Side of Lot - Fifty (50) feet.
6. Minimum Rear Yard Depth - Fifty (50) feet. No rear yard is required where a rail spur forms the rear property line.
7. Maximum Building Height - Thirty-five (35) feet or three (3) stories.

D. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12 of this ordinance.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
3. Where any yard of any use permitted in this zone abuts a residential or agricultural zone, a minimum yard requirement of seventy-five (75) feet for each side and/or rear yard, which abuts, said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.18 of this ordinance.
4. A site plan, as regulated by Section 9.20 of this ordinance, shall be required for any use in this zone.

## **SECTION 10.19 I-2 (INDUSTRIAL-TWO) ZONE:**

**PURPOSE:** The purpose of this district is to encourage the development of major manufacturing, processing, packaging, assembling and warehousing which meets the standards specified in Article 15 of this ordinance. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

**A. PERMITTED USES:** The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article 15 of this ordinance:

1. Except for those that decompose by detonation, the major manufacturing, compounding, processing, packing or assembling of the following uses:
  - a. Acetylene, butane and bottles gas including bulk storage.
  - b. Asphalt and asphalt products.
  - c. Brick, tile or terra cotta.
  - d. Cement, concrete and concrete products.
  - e. Electric appliances, television sets, phonographs, household appliances.
  - f. Electric machinery, equipment and supplies.
  - g. Furniture.
  - h. Instruments of professional, scientific, photographic and optical.
  - i. Lumber Mills and storage yards.
  - j. Metal, metal finishing and metal products, excluding blast furnaces or drop forges.
  - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps.
  - l. Office equipment.
  - m. Oil cloth or linoleum.
  - n. Plastic and plastic products.
  - o. Rubber and rubber products.
  - p. Stone and monument works employing power driven tools.
  - q. Vinegar and yeast.
  - r. Sand and gravel including storage.
  - s. Cigars and cigarettes
  - t. Cosmetics, pharmaceuticals and toiletries.
2. Bag, carpet and rug cleaning.
3. Bulk storage stations.
4. Flour mills.
5. Building materials, sales yards
6. Coal, coke or wood yards
7. Machine shops.
8. Plating plants.
9. Public utilities' rights-of-way and pertinent structures.
10. Printing, engraving and related reproduction processes.
11. Public utilities rights-of-way and pertinent structures.

12. Publishing and distribution of books, newspapers, and other printed materials.
13. Railroad facilities including passengers and freight terminals, marshaling yard, maintenance shops, and round house.
14. Freight terminals
15. Trucking terminals.
16. Warehousing or wholesaling.
17. Self storage units.
18. Recycling Plants
19. Junkyards as provided for in Section 9.9 of this ordinance, provided all such storage is entirely within an enclosed fence or wall, meeting the requirements of Section 13, or properly screened according to the requirements of Section 9.18.

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops.
2. Fences and walls as regulated by Article 13 of this Ordinance.
3. Signs, as regulated by Article 14 of this Ordinance.
4. Uses, as listed below, including within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building.
  - a. Cafeterias
  - b. Coffee shops or refreshment stands
  - c. Soda or dairy bars.
  - d. Day Care Centers.

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses subject to the approval by the Board of Adjustment, as set forth in Sections 9.15 and 18.7 of this ordinance:

1. Landfills, as regulated by Article 9, Section 9.31 of this Ordinance.

**D. AREA AND HEIGHT REGULATIONS:**

1. Minimum Tract for Industrial Development - Five (5) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.
2. Minimum Lot Area Within Minimum Tract - One (1) acre (forty-three thousand five hundred sixty (43,560) square feet).
3. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
4. Minimum Front Yard Depth and Building Setback Line - Thirty Five (35) feet.

5. Minimum Side Yard Width on Each Side of Lot - Twenty-Five (25) feet.
6. Minimum Rear Yard Depth - None.
7. Maximum Building Height - Fifty (50) feet.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12 of this Ordinance.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
3. Where any yard of any use permitted in this zone abuts a residential zone or agricultural zone, a minimum yard requirement of seventy-five (75) feet for each side and/or rear yard that abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.18 of this Ordinance.
4. A site plan, as regulated by Section 9.20 of this Ordinance, shall be required for any use in this zone.

## **SECTION 10.20 CRD (CORINTH RESIDENTIAL DISTRICT) ZONE:**

**PURPOSE:** The purpose of this district is to accommodate existing residential development within the City of Corinth and enable the revitalization of the Corinth housing stock. In addition, it is also the purpose of the CRD to maintain the character of downtown residences and to ensure that new development in this area is consistent and compatible. The lots in this district must have municipally supplied water system and municipally supplied wastewater disposal system.

### **A. PERMITTED USES:**

1. Single-family residential dwellings (detached)

### **B. ACCESSORY USES:**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article 13 of this ordinance

### **C. CONDITIONAL USES:** The following uses or any customary accessory building or uses subject to the approval of the Board of Adjustments, as set forth in Sections 9.15 and 18.7 of this ordinance.

1. Townhouses
2. Duplexes
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Governmental offices
5. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational center, including public swimming pools and libraries.
6. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. County clubs
  - c. Swimming pools
7. Home occupations, subject to the restrictions and limitations established in section 9.12 of this ordinance.

### **D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**

1. Minimum Lot Area - Ten thousand (10,000) square feet.
2. Minimum Lot Width at Building Setback Line - Seventy-five (75) feet
3. Minimum Front Yard Depth - Fifteen (15) feet
4. Minimum Side Yard Width - Ten (10) feet
5. Minimum Rear Yard Depth - Twenty (20) feet
6. Maximum Building Height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet
3. Minimum Front, side (on each side of lot) Rear Yards and Building Setback Line - Fifty (50) feet
4. Maximum Building Height - Thirty-five (35) feet

F. AREA AND HEIGHT REGULATIONS FOR EXISTING PARCELS AND DWELLINGS:  
For lots of record and lots containing single family dwellings existing at the time of adoption of this ordinance, a single family home may be constructed if the following regulations can be met.

1. Maximum Height - Thirty-five (35) feet
2. Minimum Lot Area - Six thousand (6,000) square feet
3. Minimum Width - Fifty (50) feet
4. Minimum Yards -
  - a. Front Yards - Fifteen (15) feet
  - b. Side Yard - Five (5) feet one side; Total of Fifteen (15) feet two sides
  - c. Rear Yard - Twenty (20) feet

G. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11 and 12.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide buffer yard, as regulated by Section 9.17 of this ordinance, shall be required.

## **SECTION 10.21 BERD (BLUEGRASS ESTATE RESIDENTIAL DISTRICT) ZONE:**

Purpose: to provide for a rural residential area created as a result of the Kentucky General Assembly's Reconfiguration of the county boundary line separating Grant County and Kenton County.

### **A. PERMITTED USES:**

1. One Single Family Dwelling per lot which may be one of the following:
  - a. Manufactured home or;
  - b. Single family dwelling (detached)

### **B. ACCESSORY USES:**

1. Private parking & garage
2. Customary accessory buildings and uses;
3. Fences and walls, as regulated by Article 13;
4. Signs, as regulated by Article 14.

### **C. CONDITIONAL USES:** The following uses or any customary accessory building and uses, subject to the approval by the Board of Adjustments, as set forth in Section 18.7 of this ordinance.

1. Home occupations, subject to the restrictions and limitation established in Section 9.12 of this ordinance;

### **D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:** No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area – One (1) Acre
2. Minimum Lot Width at Building Setback Line – One hundred (100) feet.
3. Minimum Front Yard Depth – forty (40) feet
4. Minimum side Yard Width – Total: Thirty-Eight (38) feet; One side: twelve (12) feet
5. Minimum Rear Yard Depth – Twenty-five (25) feet
6. Maximum Building Height – thirty Five (35) feet

### **E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:** No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area – Twenty-Two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line – One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and rear Yards – Fifty (50) feet.
4. Maximum building height – thirty five (35) feet.

F. OTHER DEVELOPMENT CONTROLS:

1. Off street parking and loading and/or unloading shall be provided in accordance with Article 11 & 12.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a 10-foot wide screening area, as regulated by Section 9.18 of this ordinance, shall be required.
5. All lots must abut a publicly maintained right-of-way
6. The following shall apply to bed and breakfast establishments:
  - a. The owner shall live in the dwelling unit and operate the bed and breakfast establishment
  - b. Food service may be provided for resident guests only
  - c. No exterior alterations and/or additions shall be permitted for the purpose of increasing the number of guest rooms.
  - d. Interior alterations should maintain the unique characteristics of the structure, if possible
  - e. On parking space per guest room and two parking spaces for the owner shall be provided on site. Parking shall be limited to the side and rear yards, screened from adjacent properties with a 6-foot high masonry or wood fence, or dense vegetation.
  - f. A site plan, as regulated by Section 9.20 of this ordinance shall be required.